



Project Name		Completion Date	08/09/2017
Inspection Type	Exterior	Borrower Name	WRIGHT
Street Address	1715 Emerson St		
City	Evanston	State	IL
		Zip	60201

Subject Property

Location	Suburban	Currently Listed	Yes - 01/17/2017
Property Type	2Family	Listed in Last 36 Months	
Occupancy	Unknown	Listing Company	Ziggy Realty and Builders
Fair Market Rent (All Units)	\$1,250	List Company Phone	(77-3)2-5107-46
Red Flags	<input type="checkbox"/> Damaged <input type="checkbox"/> Environmental <input type="checkbox"/> Market Activity <input type="checkbox"/> Stigma <input type="checkbox"/> Other	<input type="checkbox"/> Construction <input type="checkbox"/> Zoning <input type="checkbox"/> Boarded <input type="checkbox"/> Subject Not Visible <input checked="" type="checkbox"/> None	Days on Market List Status Current List Price Original List Price Last Known Sale Date Last Known Sale Price
			201 Active \$250,000 \$250,000 06/14/2000 \$197,500

County	Cook	Zoning Code	211
		Zoning Description	Two to six apartments, over 62 year
Current Use	Multi Unit	Zoning Compliance	Legal
Best Use. If no, explain	Yes	If Illegal, explain:	

Subject and Comparable Sales Characteristics

Attribute	Subject	<input type="checkbox"/> Comp Sale 1	<input type="checkbox"/> Comp Sale 2	<input checked="" type="checkbox"/> Comp Sale 3
Address	1715 Emerson St, Evanston, IL 60201	2307 foster st Evanston, IL 60201	1937 Wesley Ave Evanston, IL 60201	2112 Foster St Evanston, IL 60201
Proximity		0.45 Miles	0.3 Miles	0.32 Miles
Broker Inspected		No	No	No
Comparability		Equal	Superior	Equal
Style	Other	Other	Other	Other
Condition	Fair	Average	Average	Average
Construction	Framed	Framed	Framed	Framed
Year Built	1908	1909	1889	1927
Lot Size	7650 Sq.Ft.	3125 Sq.Ft.	7500 Sq.Ft.	10050 Sq.Ft.
# Units	2	2	3	2
GLA	3541	2400	3800	2800
Room Count	10	10	17	11
Bed Count	7	4	8	5
Bath Count	3.0	2.0	5.0	2.0
Basement	Full	Full	Full	Full
BG SqFt	700	700	600	250
Basement Finished %	0	50	75	25
Basement included in GLA	No	No	Yes	No
Garage/Carport	Carport	None	Detached	Carport
Number of Stalls	2	0	3	2
Parking	Driveway	Driveway	Driveway	Driveway
Pool	No	No	No	No
View	Unremarkable	Residential	Residential	Residential
Waterfront	No	No	No	No
Data Source	Appraisal	MLS	MLS	MLS
Finance Type		Conventional	Cash	Conventional
Sale Type		Owner/Resale	Owner/Resale	Owner/Resale
Sale Date		05/24/2017	05/05/2017	04/28/2017
DOM		409	15	289
Original List Price		\$159,900	\$550,000	\$259,000
List Price at Sale		\$149,000	\$550,000	\$250,000
Sales Price		\$152,000	\$497,500	\$220,000
\$/Sq Ft (As-Is)	64	63	131	79

Sales Comments / Sale Concessions

Comp Sale 1	This comp is in the similar neighborhood but the footprint is smaller and seems to be in good overall exterior condition Concession: None
Comp Sale 2	I feel this property is in much better condition and in a different neighborhood compared to the subject property Concession: None
Comp Sale 3	I feel this is the best comp despite it being a little older comp i feel the proximity, footprint and condition are similar. Concession: None



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Subject and Comparable Listing Characteristics

Attribute	Subject	<input type="checkbox"/> Comp List 1	<input checked="" type="checkbox"/> Comp List 2	<input type="checkbox"/> Comp List 3
Address	1715 Emerson St, Evanston, IL 60201	1823 Darrow Ave Evanston, IL 60201	1711 Dodge Ave Listing Evanston, IL 60201	1926 Asbury Ave Evanston, IL 60201
Proximity		0.09 Miles	0.27 Miles	0.32 Miles
Broker Inspected		No	No	No
Comparability		Inferior	Equal	Superior
Style	Other	Other	Other	Other
Condition	Fair	Average	Average	Good
Construction	Framed	Framed	Framed	Framed
Year Built	1908	1914	1899	1889
Lot Size	7650 Sq.Ft.	5610 Sq.Ft.	0.06 Acres	0.08 Acres
# Units	2	2	2	2
GLA	3541	1800	2200	3500
Room Count	10	6	8	11
Bed Count	7	2	5	6
Bath Count	3.0	2.0	2.0	2.0
Basement	Full	Full	None	Full
BG SqFt	700	250		600
Basement Finished %	0	25	0	50
Basement included in GLA	No	No	No	No
Garage/Carport	Carport	Carport	Detached	Carport
Number of Stalls	2	3	2	2
Parking	Driveway	Driveway	Driveway	Driveway
Pool	No	No	No	No
View	Unremarkable	Residential	Residential	Residential
Waterfront	No	No	No	No
Data Source	Appraisal	MLS	MLS	MLS
Finance Type		Conventional	Conventional	Conventional
List Type		Owner/Resale	Owner/Resale	Owner/Resale
List Date		03/08/2017	01/21/2017	10/07/2016
DOM		151	197	303
Pending		No	No	No
Original List Price		\$235,000	\$240,000	\$415,000
Current List Price		\$225,000	\$240,000	\$410,000
\$/Sq Ft (As-Is)	64	125	109	117

Listing Comments / Pricing Concessions

Comp Listing 1	This comp is much smaller and only has two bedrooms despite having a good sq footage for a two flat with 2 one beds.
	Concession: Unknown
Comp Listing 2	I feel this is the best comps both size and condition are similar. I believe the subject is including below grade sq ft
	Concession: Unknown
Comp Listing 3	This comp i believe is far superior in condition neighborhood and sq footage
	Concession: Unknown

90-120 DAY VALUE ESTIMATE

As-Is		Repaired	
Probable Sale Price	\$225,000	Probable Sale Price	\$275,000
List Price	\$240,000	List Price	\$300,000

QUICK SALE VALUE ESTIMATE

Probable Quick Sale Price	\$200,000	Quick Sale Discount	11.11 %
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LAND VALUE ESTIMATE

Estimated Lot Value Low	\$100,000	Estimated Lot Value High	\$125,000
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Broker Information

Broker Name	James Frank	Cell	630-212-8322
License Number	475160546	Email	jfrankrealtor@gmail.com
License Expiration	04/30/2018	Completion Date	08/09/2017
Company Name	Keller Williams Preferred Realty	Distance to Subject	4.96 Miles
Address	16123 South La Grange Rd, Orland Park, IL 60467	Company Phone	708-798-1111



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General Market Conditions

Current Market Conditions	<input type="checkbox"/> Excellent	<input type="checkbox"/> Improving	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Slow	<input type="checkbox"/> Depressed
Employment Conditions	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Decreasing		
Market Values for this type of property have	<input type="checkbox"/> Appreciated		% in the past		months
	<input type="checkbox"/> Depreciated		% in the past		months
	<input checked="" type="checkbox"/> Remained Stable for the past			12	months
Price Range of <u>3</u> comparable sales in past 12 months	\$152,000	to	\$497,500		
Price Range of <u>11</u> competitive listings on the market	\$225,000	to	\$724,900		
Typical Marketing Time (DOM) <u>237</u>	Marketing Time Trend	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Decreasing	
Current Inventory of this type of property	<input type="checkbox"/> Undersupply	<input checked="" type="checkbox"/> Balanced	<input type="checkbox"/> Oversupply		
Estimated Occupancy of subject's neighborhood:	<u>70</u> % Owner	<u>20</u> % Tenant	<u>10</u> % Vacant		
Median Monthly Market Rent: <u>\$1,250</u>					
Are REO/short sale sales/listings affecting the overall value of the subject's neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
REO Trend <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Decreasing	Distressed Discount	<u>10</u> %			
Is there evidence of a disaster? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date				
Number of boarded or blocked up homes <u>4</u>	Industrial within 0.25 miles	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		

Neighborhood Description:

This a very heavy industrial side of evanston and not the best neighborhood. They are about .10 miles away from high tension power lines.

General Comments about market conditions:

The area has a lot of industrial and hasn't appreciated at the pace of other areas of evanston especially those to the Northeast

Subject Marketability

HOA? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	HOA Name _____		
HOA Contact _____	Phone Number _____		
HOA Fee _____	HOA Fee Schedule _____	Fees Current? <input type="checkbox"/> Yes <input type="checkbox"/> No	Delinquent Amount _____
Fee Includes: <input type="checkbox"/> Insurance <input type="checkbox"/> Landscaping <input type="checkbox"/> Pool <input type="checkbox"/> Tennis <input type="checkbox"/> Other	_____		
Any known litigation involving the HOA? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, explain: _____			
Is the subject property currently impacted by a disaster? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date _____	Type _____	
Recommended Marketing Strategy <input checked="" type="checkbox"/> As-Is <input type="checkbox"/> Minimal Lender Required Repairs	<input type="checkbox"/> Repaired		
Most Likely Buyer <input checked="" type="checkbox"/> Owner Occupant <input type="checkbox"/> Investor			
Considering available indicators, the current occupant of the subject is most likely <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant			<input type="checkbox"/> Vacant
Does the subject conform to the neighborhood? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
For the neighborhood, the subject is an: <input type="checkbox"/> Under Improvement <input checked="" type="checkbox"/> Appropriate Improvement	<input type="checkbox"/> Over Improvement		
Is the subject's condition consistent with properties in the neighborhood? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does the subject property appear to have been updated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Does the subject property need emergency repairs? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown			
If yes, explain: _____			
Does the subject property show evidence of vandalism? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, explain: _____			
Are all types of financing available for the subject? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If no, explain: <u>NEEDS A LOT OF WORK INCLUDING, BUT NOT LIMITED TO: EXTENSIVE PLUMBING AND BASEMENT LEAKS, NO HVAC ON SECOND FLOOR</u>			

Describe any adverse environmental/safety conditions:

The subject property does not appear to have any environmental or safety concerns from my exterior inspection

Positive attributes to marketability:

I can't of any positive attributes on the property. see below

Negative attributes to marketability?

The property is located in not the best neighborhood across the street from industrial and about 2-3 blocks from high power electrical lines.



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Addendum

QA Analyst Summary: Subject was based off repaired value supported by Comp Sale 3 due to lack of comps that resemble "AS-IS" condition

I don't feel that the square footage of the subject property is correct as it looks like the building has an illegal non conforming 3rd unit in the basement.

2112 Foster St, Evanston, IL 60201-

I feel this is the best comp despite it being a little older comp i feel the proximity, footprint and condition are similar.

1711 Dodge Ave Listing, Evanston, IL 60201

I feel this is the best comps both size and condition are similar. I believe the subject is including below grade grade sq ft

Repair Estimate Details

Repair Items	Repair	Replace	Est. Cost	Repair Items	Repair	Replace	Est. Cost
Exterior Paint	Yes	No	\$4,500	Electrical	No	No	\$
Roofing	Yes	No	\$10,000	Heating/Air	No	No	\$
Structural	Yes	No	\$1,500	Plumbing	No	No	\$
Carpentry in and out	No	No	\$	Wallpaper/Sheetrock	No	No	\$
Landscaping	No	Yes	\$1,200	Initial Trashout/Clean	No	No	\$
Carpet	No	No	\$	Discoloration (Mildew, Etc)	No	No	\$
Tile/Vinyl	No	No	\$	Pest/Termite	No	No	\$
Interior Paint	No	No	\$	Floors	No	No	\$
Appliances	No	No	\$	Cleaning	No	No	\$
Other:				HVAC, plumbing, leaks	Yes	No	\$9,500

Rehab not justified (cost of repairs would exceed the additional value gained from the repairs)

All repairs are cosmetic in nature Yes No

Additional Remarks:

Property looks to be in good shape from the outside might need a new roof as it looks like it was last time it was replaced was in 2000.

Total Estimated Repairs/Replacement Costs

\$26,700

Compliance

By submitting this report, I agree that I will work with Client to clarify or correct this valuation as necessary to meet its client's requirements. Client will never communicate a predetermined, expected or qualifying estimate of value, however if additional information about the subject property or comparable properties is presented, I agree to give consideration to this information. I understand that providing faulty or erroneous information or failure to respond to a clarification/correction request are grounds for non-payment of this report as well as deactivation of my Realtor Profile in the Client system.

Federal Compliance: The purpose of this valuation is to provide an estimated market value of the subject property. This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). If an appraisal is desired, the services of licensed or certified appraiser must be obtained. The condition of the Subject was confirmed by physical inspection of the exterior and/or interior of the property by a real estate broker, sales agent or sales person. Comparable sales and listings were analyzed; factors such as GLA, Bed/Bath counts, Lot Size, Location, etc., were considered and either quantitative or qualitative adjustments made and considered in the value conclusion. Data sources and tools include, but are not limited to: MLS sales and listings data, MLS market/neighborhood data, tax assessor data, public record data, third-party aggregate data, physical inspection and photos of the property and neighborhood.

State Compliance: This is a broker price opinion/comparative market analysis, not an appraisal of the market value of the real estate, and was prepared by a licensed real estate broker or managing broker who was not acting as a State certified real estate appraiser

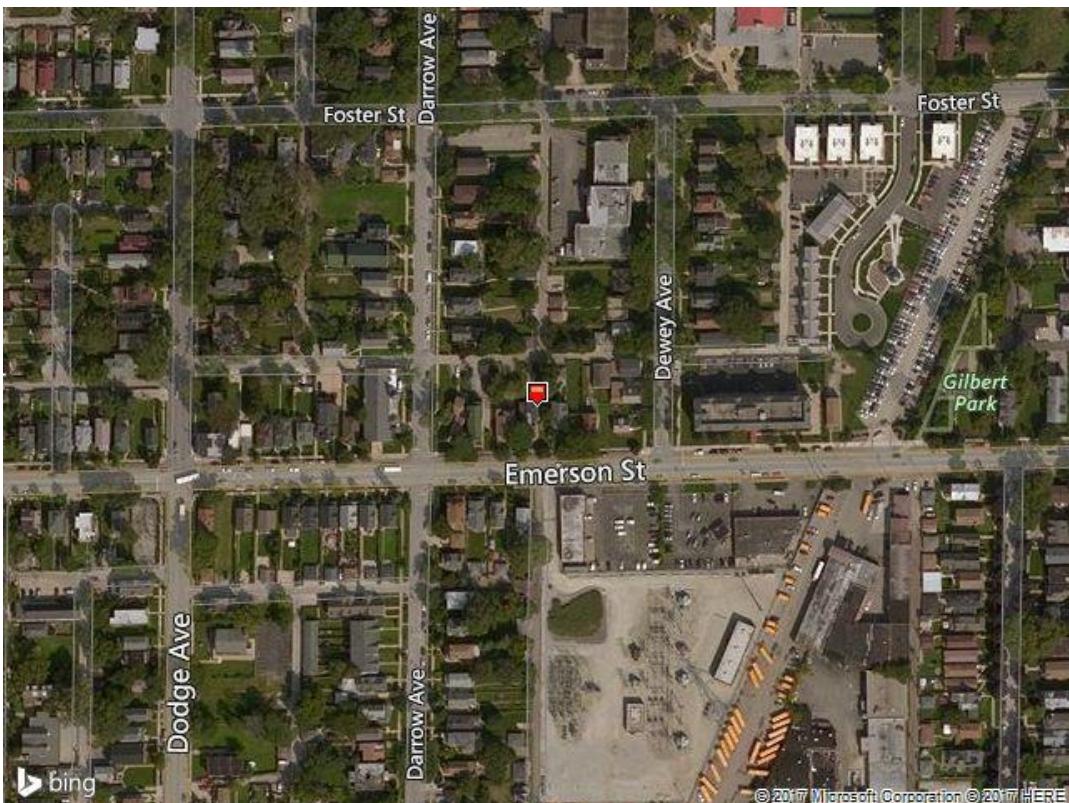
ESignature

I James Frank, with License# = 475160546, Expiration Date = 04/30/2018, Contact Phone# = 708-798-1111 and Email Address = jfrankrealtor@gmail.com confirm that I have taken the subject photos, selected the comps and set the values for this CMA. Initials of my name are JJF. Dated 08/09/2017.

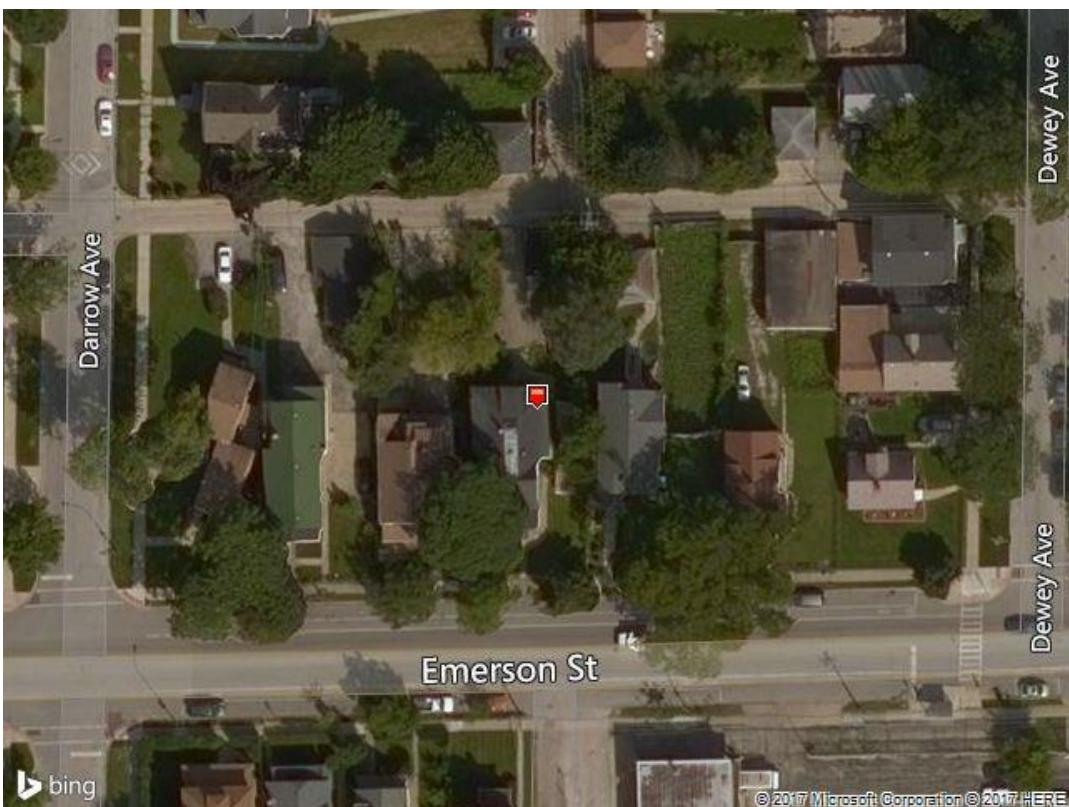
My camera does not have a date/time stamp feature however, I affirm the photos were taken at the time of inspection 08/04/2017 04:00 PM.



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AERIAL MAP

Distant Map

AERIAL MAP

Proximate Map



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FRONT VIEW



FRONT ANGLED VIEW



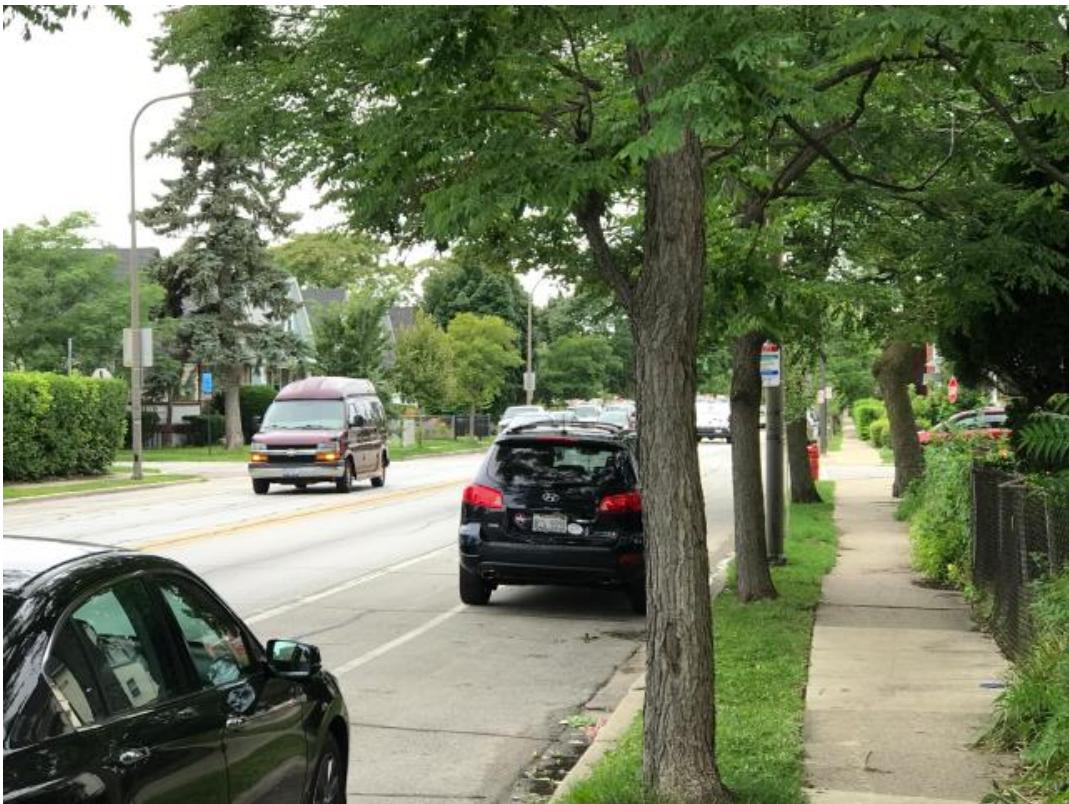


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STREET VIEW**ADDRESS VERIFICATION**



Completion Date	08/09/2017
Inspection Type	Exterior
Street Address	1715 Emerson St
City	Evanston
State	IL
Zip	60201

EXTERIOR PHOTO

Street West

EXTERIOR PHOTO

Street East



		Completion Date	08/09/2017
Inspection Type	Exterior	Borrower Name	WRIGHT
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EXTERIOR PHOTO

Industrial across street High tension lines



Completion Date	08/09/2017				
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City	Evanston	State	IL	Zip	60201

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Two to Four Units

Status: **TEMP**
Area: **201**
Address: **1715 Emerson St, Evanston, Illinois 60201**

List Price: **\$250,000**
List Date: **01/17/2017**
List Dt Rec: **01/18/2017**

Orig List Price: **\$250,000**
Sold Price:

Contingency

Flag:

Directions: **MCCORMICK TO EMERSON, EAST TO PROPERTY. JUST WEST OF ASHLAND ON NORTH SIDE OF STREET.**

Sold by:
Closed:
Off Mkt: **01/18/2017**
Year Built: **1909**

Dimensions: **50 X153**
Ownership: **Fee Simple**
Corp Limits: **Evanston**

Contract:
Financing:
Blt Before 78: **Yes**

List. Mkt Time: **201**
Concessions:
Contingency:

County: **Cook**

Model:

Parking: **Garage, Exterior Space(s)**

Spaces: **Gar:2 Ext:2**

Parking Incl.

In Price:

3 BR Unit: **No**

Zoning: **Multi-Family**

Waterfront: **No**

Coordinates: **W:1715**
Acreage: **0.17**

Total Units: **2**

Total Baths: **3/0**
(Full/Half):

Basement: **Full**

Total Rooms: **10**

Total Bedrooms: **4**

Remarks: **SHORT SALE. NEEDS A LOT OF WORK INCLUDING, BUT NOT LIMITED TO: EXTENSIVE PLUMBING AND BASEMENT LEAKS, NO HVAC ON SECOND FLOOR, WATER DAMAGE THROUGH OUT, POSSIBLE ROOF OR SIDING LEAKS. CAN BE GREAT PROPERTY IN GREAT LOCATION, BUT BRING A FAT CHECK BOOK.**

School Data

Elementary: **(65)**
Junior High: **(65)**
High School: **(202)**
Other:

T

Financial Info

Total Rental Income:
Net Operating Income:
Gross Income:
Gross Expenses:
Other Income:

Mult PINs:
Tax Amount: **\$7,869.90**
Tax Year: **2015**
Exemptions:

Special Assessments: **No**
Special Service Area: **No**

Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	54	2	1/0		NONE	OWN	NONE
Unit #2	2	5	2	1/0		NONE	OWN	NONE
Unit #3				/				
Unit #4				/				

Age: 100+ Years	Garage Ownership: Owned	Tenant Pays (1): Electric, Gas
Type-Multi Unit: 2 Flat	Garage On Site: Yes	Tenant Pays (2): Electric, Gas
Style:	Garage Type: Detached	Tenant Pays (3):
Const Opts:	Garage Details:	Tenant Pays (4):
General Info: None	Parking Ownership: Owned	Water: Lake Michigan
Amenities:	Parking On Site: Yes	Sewer: Sewer-Public
Ext. Bldg. Type: Aluminum Siding, Vinyl Siding, Frame	Parking Details: Off Alley	Heating: Gas
Lot Size: Less Than .25 Acre	Appliances/Features (1): None	Equipment:
Lot Desc:	Appliances/Features (2): None	HERS Index Score:
Roof:	Appliances/Features (3):	Green Disc:
Foundation:	Appliances/Features (4):	Green Rating Sce:
Ext Bas/Fnd:	Bath Amn:	Green Feats:
Ext Prop Feats:	Basement Details: Unfinished	Possession: Negotiable
	Additional Rooms:	Sale Terms: Cash Only

Agent Remarks: **CC: Pursuant to Short Sale.**

Internet Listing: No	Remarks on Internet?: No	Addr on Internet?: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Special Comp Info: Short Sale
Coop Comp: 2.5% - \$300 (on Net SP)	Additional Sales Information: Short Sale	Expiration Date:
Showing Inst: CALL/TEXT LA.	Cont. to Show?:	Agent Notices:
Owner: OOR	Ph #:	Agent Owned/Interest: No
Broker: Ziggy Realty and Builders (8495)	Ph #: (773) 545-4400	Team:
List Agent: Andy Gerakaris (84671)	Ph #: (773) 251-0746	Email: andyg@ziggreyrealty.com
Co-lister:	Ph #:	More Agent Contact Info: SAM 773-517-5957

Copyright 2017 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Prepared By: James J Frank | Keller Williams Preferred Rlty | Cell: (630) 212-8322 | Email: jfrankrealtor@gmail.com

1715 W Emerson , Evanston Listing



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TAX - Page 1 of 2

8/5/2017

Cook County Treasurer's Office - Chicago, Illinois

Cook County Property Tax and Payment Information

2016 Tax Year Information - Payable in 2017

Tax Year: 2016 Tax Type: Current Tax Volume: 053 Classification: 2-11

Property Location

1715 EMERSON ST
EVANSTON, IL 60201-3460

To update contact the Cook County Assessor's Office at 312.443.7550.

Mailing Information

CHATTO WRIGHT
1715 W EMERSON
EVANSTON, IL 60201-3460

To update your mailing information [click here](#).

Exemption Information

Homeowner Exemption: YES

Senior Citizen Exemption: NO

Senior Freeze Exemption: NO

If you are entitled to an exemption you did not receive, [click here](#).To check if you received exemptions on previous tax years, [click here](#).

Tax Billing Information

Original installment billing information and on-time due date for reference purposes.

Installment	Tax Amount Billed	Tax Due Date
1st	\$4,328.45	03/01/2017
2nd	\$2,126.12	08/01/2017

Tax Payment Information

The balance due, including any interest, is as of Saturday, August 05, 2017.

Payments processed are posted through Friday, August 04, 2017.

Installment	Total Amount	Tax Amount	Interest Amount	Last Payment Received	Date Rece
1st	\$0.00	\$0.00	\$0.00	\$4,328.45	02/24/
2nd	\$0.00	\$0.00	\$0.00	\$2,126.12	07/25/

BALANCE DUE: \$0.00

[Return to PIN Summary](#)
<https://www.cookcountytreasurer.com/paymentresults.aspx?paymenttype=current>

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1715 W Emerson Tax



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8/5/2017

Cook County Treasurer's Office - Chicago, Illinois

For Tax Years 2015 and prior, the Cook County Clerk's office can help you with redemption and delinquent inquiries regarding these prior year's taxes.

You may reach the Clerk at:

Main Number: 312.603.5656

You may find frequently asked questions and additional information at the Clerk's Office's website:

<http://www.cookcountyclerk.com>

<https://www.cookcountytreasurer.com/paymentresults.aspx?paymenttype=current>

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1715 W Emerson Tax



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Property Data Exemption History Appeal History Certificate of Error

Property Characteristics

2017 Tax Year Property Information

*Property

City: EVANSTON

Township: Evanston

Property Classification: 211

Square Footage (Land): 7,650

Neighborhood: 60

Taxcode: 17001



4/13/2007

Assessed Valuation

2017 Assessor Certified

2016 Board of Review Certified

Land Assessed Value 6,885

6,885

Building Assessed Value 21,117

21,117

Total Assessed Value 28,002

28,002

Property Characteristics

Estimated 2017 Market Value \$280,020

Estimated 2016 Market Value \$280,020

Description Two to six apartments, over 62 years

Residence Type Two Story

Use Multi Family

Apartments 2

Exterior Construction Stucco

Full Baths 2

Half Baths 1

Basement¹ Partial and Rec Room

Attic Partial and Unfinished

Central Air No

Number of Fireplaces 0

Garage Size/Type² 2 car detached

Age 108

Building Square Footage 2,664

Assessment Pass Assessor Certified

¹ Excluded from building square footage, except apartment

² Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

1715 W Emerson , Assessor



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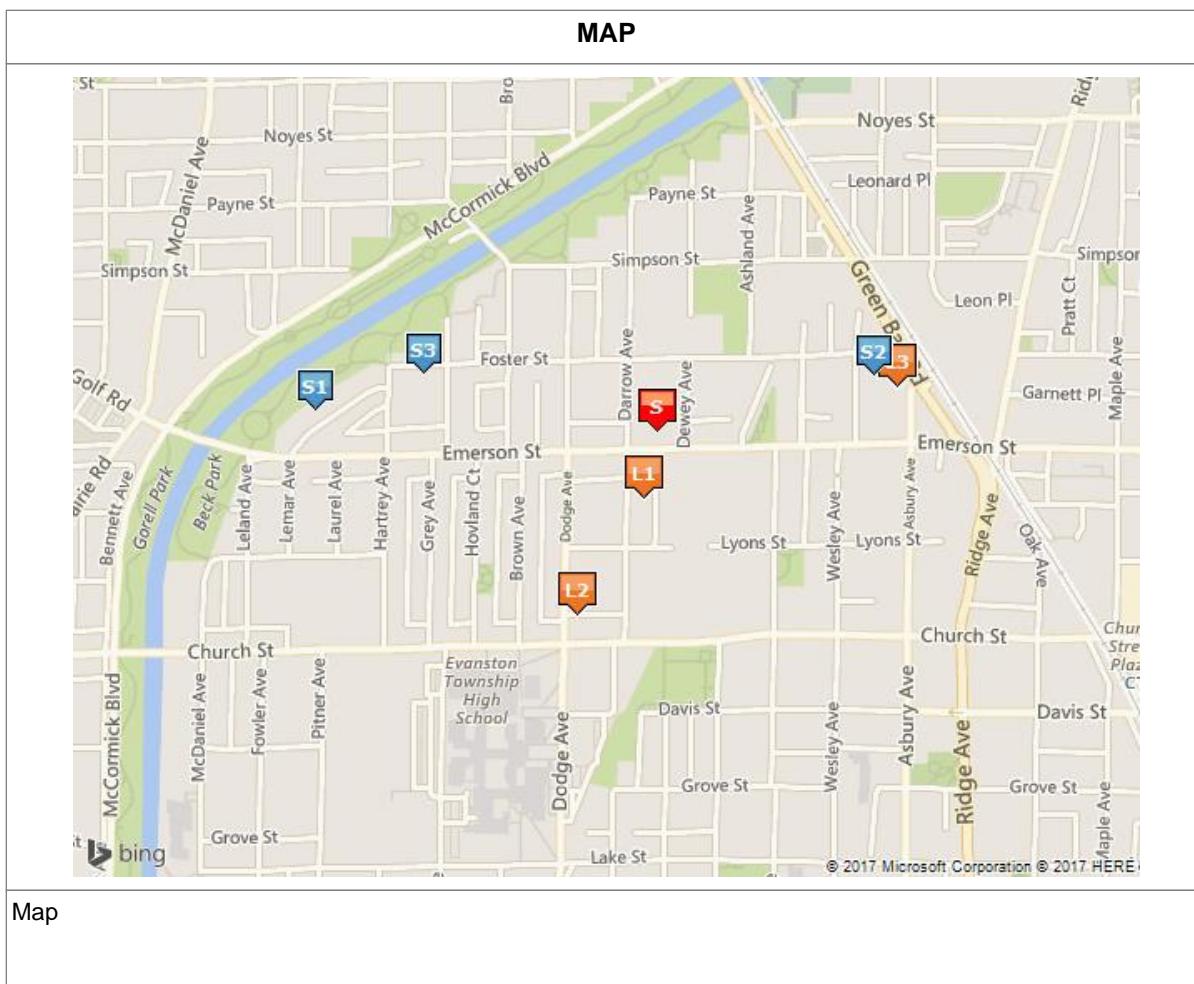
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** Information may be available by submitting an FOIA Request

1715 W Emerson , Assessor



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COMPARABLE SALE 1





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Street Address	1715 Emerson St
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Comparable Sale 1 - Page 1 of 1



Two to Four Units

Status: CLSD

Area: 201

Address: 2307 Foster St, Evanston, Illinois 60201

List Price: \$149,000

Orig List Price: \$159,900

Sold Price: \$152,000

Contingency

Flag:

Directions: MCCORMIK TO EMERSON W TO FOSTER N TO PROPERTY

Sold by: Carlos Funes (116116) / Sky High Real Estate Inc. (18267)

Closed: 05/24/2017 Contract: 04/12/2017 List. Mkt Time: 409

Off Mkt: 04/12/2017 Financing: Conventional Concessions:

Year Built: 1909 Blt Before 78: Yes Contingency:

Dimensions: 25X125 Subdivision: County: Cook

Ownership: Fee Simple Township: Evanston Model:

Corp Limits: Evanston Parking: None

Coordinates: N:12 W:3 # Spaces: 0

Acreage: Total Units: 2 Parking Ind.

Total Rooms: 10 Total Baths 2/0 In Price:

Total Bedrooms: 4 Basement: Full 3 BR Unit: No

Zoning: Multi-Family Waterfront: No

Remarks: Attention investors! Second floor apartment is newly vacant, freshly painted, and easy to show!! First floor has month-to-month tenant. New windows. Newer roof. New 100 amp service with new breaker boxes. Upgraded plumbing. Two new water heaters. Separate heat and electric. Each unit features 2 bedrooms. Full basement. Excellent opportunity, must see!

School Data

Elementary: (65)

Junior High: (65)

High School: (202)

Other:

Financial Info

Total Rental Income:

Net Operating Income:

Gross Income:

Gross Expenses:

Other Income:

Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	5	2	1/0		0	895	0
Unit #2	2	5	2	1/0		0	840	0
Unit #3				/				
Unit #4				/				

Age: 100+ Years, Rehab in 0000

Garage Ownership: Tenant Pays (1): All

Type-Multi Unit: 2 Flat

Garage On Site: Tenant Pays (2): All

Style:

Garage Type: Tenant Pays (3):

Const Opts:

Garage Details: Tenant Pays (4):

General Info: None

Parking Ownership: Water: Public

Amenities:

Parking On Site: Sewer: Sever-Public

Ext. Bldg. Type: Frame

Parking Details: Heating: Gas

Lot Size: Less Than .25 Acre

Appliances/Features (1): Stove, Refrigerator Equipment:

Lot Desc:

Appliances/Features (2): Stove, Refrigerator HERS Index Score:

Roof: Asphalt/Glass (Shingles)

Appliances/Features (3): Green Disc:

Foundation:

Appliances/Features (4): Green Rating Src:

Ext Bas/Fnd:

Bath Arn: Green Feats:

Ext Prop Feats:

Basement Details: Unfinished Possession: Tenant's Rights

Additional Rooms: Sale Terms:

Agent Remarks: Long market time due to occupancy issues that have been resolved. Second floor now vacant. First floor tenant month to month. Easy to show. Sold as-is. Cash offers preferred.

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: Yes	Lock Box:

Listing Type: Exclusive Right to Sell

Holds Earnest Money: Yes

Special Comp Info: None

Coop Comp: 2.5%-\$295 (on Net SP)

Additional Sales Information: None

Expiration Date:

Showing Inst: 24-hour notice please. Email

Cont. to Show?:

Agent Notices:

forest8111@gmail.com for showing request.

Owner: OOR

Ph #:

Agent Owned/Interest: No

Broker: Re/Max Cityview (15904)

Ph #: (773) 631-8260

Team:

List Agent: William Karner (132530)

Ph #: (773) 983-3576

Email: bkarner@comcast.net

Co-lister:

Ph #:

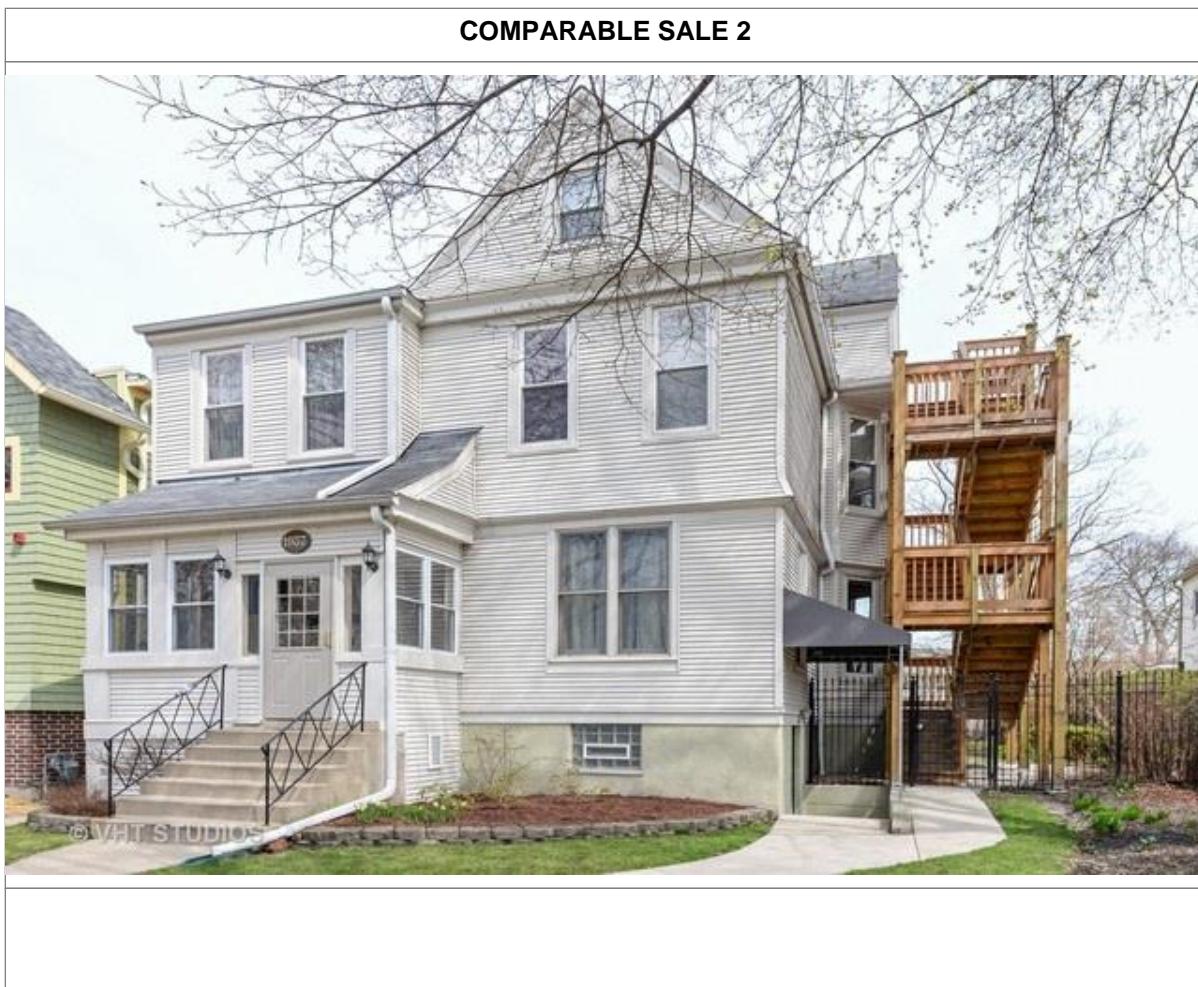
More Agent Contact Info:

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Prepared By: James J Frank | Keller Williams Preferred Rly | Cell: (630) 212-8322 | Email: jfrankrealtor@gmail.com



Inspection Type	Exterior	Completion Date	08/09/2017
Street Address	1715 Emerson St	Borrower Name	WRIGHT
City	Evanston	State	IL
		Zip	60201





		Completion Date	08/09/2017
Inspection Type	Exterior	Borrower Name	WRIGHT
Street Address	1715 Emerson St		
City	Evanston	State	IL
		Zip	60201

Comparable Sale 2 - Page 1 of 2



Two to Four Units	17	List Price: \$550,000
Status: CLSD		Orig List Price: \$550,000
Area: 201		Sold Price: \$497,500
Address: 1937 Wesley Ave, Evanston, Illinois 60201		Contingency Flag:
Directions: Emerson to Wesley, turn north to property		
Sold by: Sue Tharp (80386) / RE/MAX Suburban (8098)		
Closed: 05/05/2017	Contract: 04/17/2017	List. Mkt Time: 15
Off Mkt: 04/17/2017	Financing: Cash	Concessions:
Year Built: 1889	Blt Before 78: Yes	Contingency:
Dimensions: 50 X 150	Subdivision:	County: Cook
Ownership: Fee Simple	Township: Evanston	Model:
Corp Limits: Evanston		Parking: Garage, Exterior Space(s)
Coordinates:	Total Units: 3	# Spaces: Gar:3 Ext:1
Acreage:	Total Baths 5/0 (Full/Half):	Parking Incl. Yes
Total Rooms: 17	Basement: Full	In Price:
Total Bedrooms: 8		3 BR Unit: Yes
		Zoning: Other
		Waterfront: No

Remarks: Handsome Income Producing Property w/solid rental history. Excellent Condition. Leases through 8-31-17. Close to NU, dwntwn & trans. Many updates incl new SS appliances 1st floor, modern kitchens, baths, newer windows, boiler, furnace, AC, H20 hr, copper plumbing. 1ST Flr is 3BR, LR+Kit, 1 bath. 2ND Flr is 3BR, LR+Kit, 2 baths. 3RDFlr is 2BR, LR+Kit, sep furnace, central air. High ceilings 1st flr. Dry basement is 50% above grade, incl Indry rm, mechanical rm & workspace. Half of the basement is finished area w/zoned heat, large living rm & full bath w/shower; could be added to 1st flr apt. 3-car garage & outdoor prkng spaces. Lovely yard incl fruit trees, grapes, raspberries, perennials. Could convert to sf living & still keep cute attic apt. rental. Green Bay Rd. renovation adds pedestrian-friendly streetscape leading to North Evanston. Beautiful street & New Construction next door! Don't miss this unique & well-located property! Property Conveyed in "AS-IS" condition

School Data

Elementary: Orrington (65)
Junior High: Haven (65)
High School: Evanston Twp (202)

Other:

Tax Amount: **\$5,546.30**
Tax Year: **2015**
Exemptions: **None**

Special Assessments: **No**
Special Service Area: **No**

Financial Info

Total Rental Income: **48,600**
Net Operating Income:
Gross Income: **50,400**
Gross Expenses: **6%**
Other Income: **Garage/s, Parking Space/s**

Unit #	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	0	5	3	1/0	None	1425	1425	08/17
Unit #2	2	0	5	3	2/0	None	1425	1425	08/17
Unit #3	3	0	5	2	1/0	None	1150	1200	08/17
Unit #4					/				

Age: **100+ Years**
Type-Multi Unit: **3 Flat**
Style: **Victorian**
Const Opt: **None**
General Info: **School Bus Service, Commuter Train**
Amenities: **Curbs/Gutters, Sidewalks, Street Lights, Street Paved**
Ext. Bldg. Type: **Vinyl Siding**
Lot Size: **Less Than .25 Acre**
Lot Desc: **Fenced Yard**
Roof: **Asphalt/Glass (Shingles)**
Foundation: **Brick**
Ext Bas/Fnd: **None**
Ext Prop Feats: **Patio, Porch, Storms/Screens, Cable Access**
Appliances/Features (1): **Stove, Refrigerator, Microwave, Window Air Conditioner, Garage/Space, Range Hood, Walk-In Closet**
Appliances/Features (2): **Stove, Refrigerator, Microwave, Window Air Conditioner**
Appliances/Features (3): **Stove, Refrigerator, Microwave, Central Air Conditioner, Garage/Space, Range Hood**
Appliances/Features (4): **None**
Bath Amn: **None**
Basement Details: **Partially Finished**
Additional Rooms: **Family Room**

Agent Remarks: Pre-approved buyers only. Will require PHH Loan approval submission with offer. (PHH in CB in-house lender) Agent will accompany all showings with 24-hour notice. Zoning is R-5, Tax record shows bldg. is 2,714 sf. Owner pays 10% of heat for 1st & 2nd flr, as well as \$20/monthly for electric for common areas. 3rd flr has separate furnace & central air & pays all. New construction duplex just built next door. Emerson/Ridge/GreenBay Corridor Project & Streetscape improvements in the area. Please register your appointments with showing desk. Property conveyed in "AS-IS" condition. Please note - leases have been signed through 8/2017

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Special Comp Info: None
Coop Comp: 2.5%-\$295 (on Net SP)	Additional Sales Information: List Agent Must Accompany	Expiration Date:
Showing Inst: Please call Showingtime at 855-746-9200 or click the Schedule a Showing icon below.	Cont. to Show?:	Agent Notices:
Owner: Owner of Record	Ph #:	Agent Owned/Interest: Yes
Broker: Coldwell Banker Residential (3310)	Ph #: (847) 866-8200	Team:
List Agent: Joan Farquharson, SFR (31823)	Ph #: (847) 425-3726	Email: joan@joanfar.com
Co-lister:	Ph #:	More Agent Contact Info: 224-628-1804

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Inspection Type	Exterior	Completion Date	08/09/2017
Street Address	1715 Emerson St	Borrower Name	WRIGHT
City	Evanston	State	IL
		Zip	60201

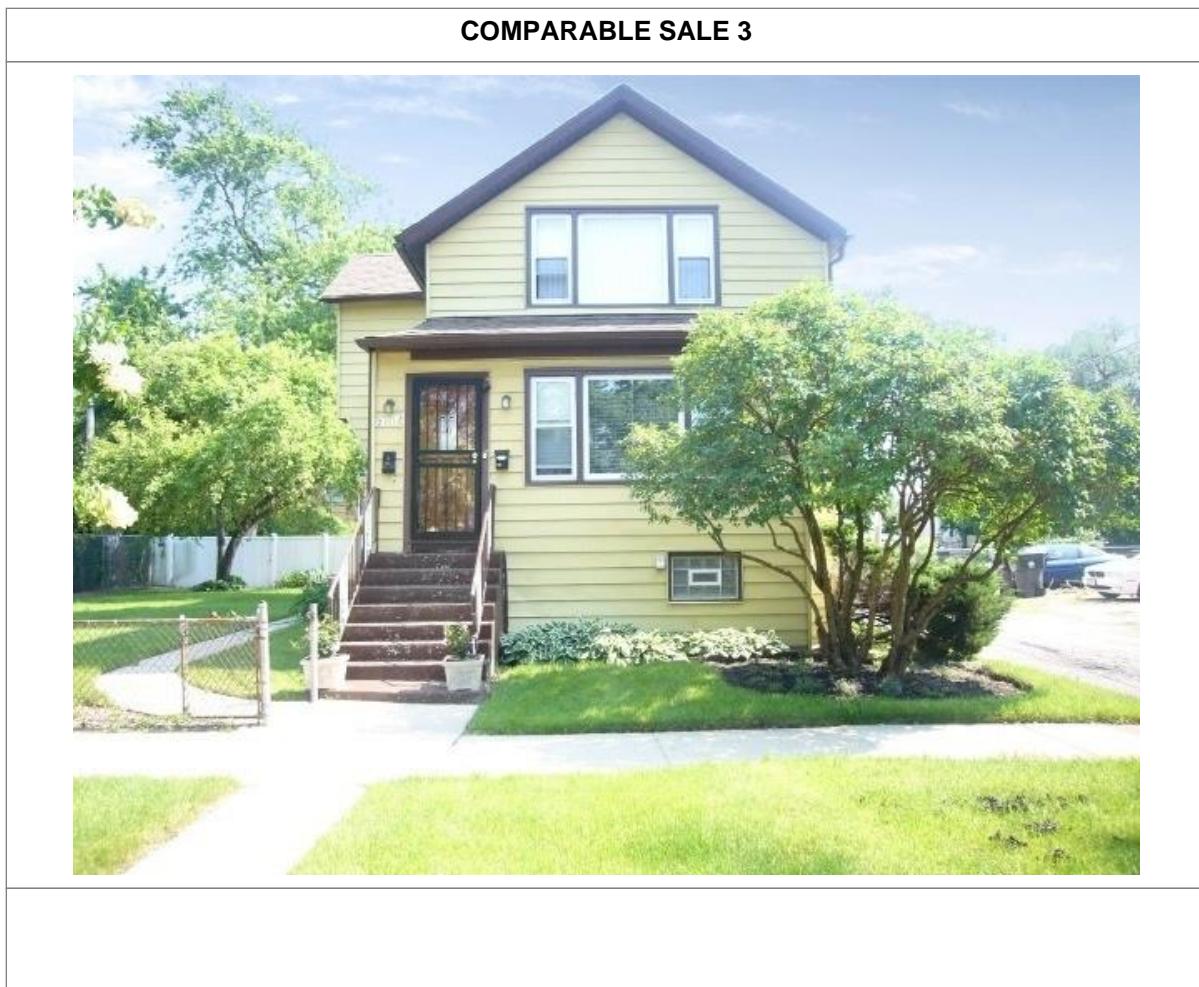
Comparable Sale 2 - Page 2 of 2

[REDACTED] guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Prepared By: James J Frank | Keller Williams Preferred Rlty | Cell: (630) 212-8322 | Email: jfrankrealtor@gmail.com



		Completion Date	08/09/2017
Inspection Type	Exterior	Borrower Name	WRIGHT
Street Address	1715 Emerson St		
City	Evanston	State	IL
		Zip	60201





		Completion Date	08/09/2017
Inspection Type	Exterior	Borrower Name	WRIGHT
Street Address	1715 Emerson St		
City	Evanston	State	IL
		Zip	60201

COMPARABLE LISTING 1



Inspection Type	Exterior	Completion Date	08/09/2017
Street Address	1715 Emerson St	Borrower Name	WRIGHT
City	Evanston	State	IL
		Zip	60201

Comparable Listing 1 - Page 1 of 1



Two to Four Units

Status: **ACTV**Area: **201**Address: **1823 Darrow Ave, Evanston, Illinois 60201**List Dt Rec: **03/08/2017**List Price: **\$225,000**Orig List Price: **\$235,000**

Sold Price:

Contingency

Flag:

Directions: **Dodge and Emerson E to Darrow, S to property.**

Sold by:

Closed:

Off Mkt:

Year Built: **1914**Dimensions: **33X170**Ownership: **Fee Simple**Corp Limits: **Evanston**

Coordinates:

Acreage:

Total Rooms: **6**Total Bedrooms: **2**

Contract:

Financing:

Blt Before 78: **Yes**

Subdivision:

Township: **Evanston**List. Mkt Time: **151**

Concessions:

Contingency:

County: **Cook**

Model:

Parking: **Exterior Space(s)**# Spaces: **Ext:3**

Parking Incl.

In Price:

3 BR Unit: **No**Zoning: **Multi-Family**Waterfront: **No**

Remarks: Two 1 bedroom apartments in this 2 flat held by long-time owner. 1st floor recently painted and vacant as of April 1. 2nd floor long time tenant rented MTM, tenant interested in staying. Both units in basic yet clean condition. Opportunity for investment or possible conversion to single family. Washer/Dryer and storage in basement. Electrical separately metered and upgraded to circuit breakers. New hot water heater and chimney. 3 cars side apron tandem parking. Large lot with room for garage (buildability not warranted, check with City Zoning). 4 hr notice for showings, 1st showings of 1st fl unit only.

School Data

Elementary: **(65)**Junior High: **(65)**High School: **(202)**

Other:

Financial Info

Total Rental Income:

Net Operating Income:

Gross Income:

Gross Expenses:

Other Income:

Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	3	1	1/0		N/A	850	EMPTY
Unit #2	2	3	1	1/0		815	815	MTM
Unit #3				/				
Unit #4				/				

Age: 100+ Years	Garage Ownership:	Tenant Pays (1): Electric
Type-Multi Unit: 2 Flat	Garage On Site:	Tenant Pays (2): Electric
Style: Farmhouse	Garage Type:	Tenant Pays (3):
Const Opt:	Garage Details:	Tenant Pays (4):
General Info: None	Parking Ownership: Owned	Water: Lake Michigan
Amenities:	Parking On Site: Yes	Sewer: Sewer-Public
Ext. Bldg. Type: Aluminum Siding, Vinyl Siding, Frame	Parking Details: Off Street, Side Apron	Heating: Gas, Forced Air
Lot Size: Less Than .25 Acre	Appliances/Features (1): Stove, Refrigerator	Equipment:
Lot Desc:	Appliances/Features (2): Stove, Refrigerator	HERS Index Score:
Roof: Asphalt/Glass (Shingles)	Appliances/Features (3):	Green Disc:
Foundation:	Appliances/Features (4):	Green Rating Srce:
Exst Bas/Fnd:	Bath Arn:	Green Feats:
Ext Prop Feats:	Basement Details: Unfinished	Possession: Tenant's Rights
	Additional Rooms:	Sale Terms:

Agent Remarks: **Disclosures under add'l info**

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Special Comp Info: None
Coop Comp: 2.5%-\$295 (on Net SP)	Additional Sales Information: List Agent Must Accompany	Expiration Date:
Showing Inst: Showing Assist icon or call 1.855.746.9100. 4hr notice preferred. Lister accompanies.	Cont. to Show?:	Agent Notices:
Owner: Betty J H Payne Trust	Ph #:	Agent Owned/Interest: No
Broker: Baird & Warner (3110)	Ph #: (847) 491-1855	Team:
List Agent: Gerry Gibbs (30841)	Ph #: (847) 905-5212	Email: Gerry.Gibbs@BairdWarner.com
Co-lister:	Ph #:	More Agent Contact Info:

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		Completion Date	08/09/2017
		Borrower Name	WRIGHT
Street Address	1715 Emerson St		
City	Evanston	State	IL
		Zip	60201

COMPARABLE LISTING 2



Inspection Type	Exterior	Completion Date	08/09/2017
Street Address	1715 Emerson St	Borrower Name	WRIGHT
City	Evanston	State	IL
		Zip	60201

Comparable Listing 2 - Page 1 of 1



Two to Four Units

Status: **ACTV**Area: **201**List Dt Rec: **01/21/2017**Address: **1711 Dodge Ave, Evanston, Illinois 60201**Directions: **Church Street to Dodge. North to 1711 Church Street**

Sold by:

Closed:

Off Mkt:

Year Built: **1899**Dimensions: **30 X 125**Ownership: **Fee Simple**Corp Limits: **Evanston**

Coordinates:

Acreage: **0.06**Total Rooms: **8**Total Bedrooms: **5**

Contract:

Financing:

Blt Before 78: **Yes**

Subdivision:

Township: **Evanston**Total Units: **2**Total Baths **2/0**

(Full/Half):

Basement: **None**List Price: **\$240,000**Orig List Price: **\$240,000**

Sold Price:

Contingency

Flag:

List. Mkt Time: **197**

Concessions:

Contingency:

County: **Cook**

Model:

Parking: **Garage**# Spaces: **Gar:2**

Parking Incl.

In Price:

3 BR Unit: **Yes**Zoning: **Multi-Family**Waterfront: **No**Remarks: **Well maintained 2 flat on bus line and ETHS. Some renovation and an opportunity for you to get involved in updating the bathrooms. Tenant occupied and need 72 hours for showings. No exceptions please.**

School Data

Elementary: **(65)**Junior High: **(65)**High School: **(202)**

Other:

Mult PINS:

Tax Amount: **\$5,085.59**Tax Year: **2015**

Exemptions:

Special Assessments: **Unknown**Special Service Area: **No**

Financial Info

Total Rental Income:

Net Operating Income:

Gross Income:

Gross Expenses:

Other Income:

Unit #1	Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1		5	2	1/0		0	0	0
Unit #2	2		5	3	1/0		0	1100	M2M
Unit #3					/				
Unit #4					/				

Age: 100+ Years	Garage Ownership: N/A	Tenant Pays (1): Electric, Heat
Type-Multi Unit: 2 Flat	Garage On Site: Yes	Tenant Pays (2): None
Style:	Garage Type: Detached	Tenant Pays (3):
Const Opts:	Garage Details:	Tenant Pays (4):
General Info: School Bus Service, Commuter Bus	Parking Ownership:	Water: Public
Amenities:	Parking On Site:	Sewer: Sewer-Public
Ext. Bldg. Type: Frame	Parking Details:	Heating: Gas, Forced Air
Lot Size: Less Than .25 Acre	Appliances/Features (1): Stove, Refrigerator	Equipment:
Lot Desc:	Appliances/Features (2): Stove, Refrigerator	HERS Index Score:
Roof:	Appliances/Features (3):	Green Disc:
Foundation:	Appliances/Features (4):	Green Rating Src:
Ext Bas/Fnd:	Bath Amn:	Green Feats:
Ext Prop Feats:	Basement Details: None	Possession: Closing
	Additional Rooms:	Sale Terms:

Agent Remarks: **Located near the new Y.O.U. facilities, restaurants, local market, barber shops and beauty supply all community local businesses. Come and see for yourself. Owner motivated and will entertain any reasonable offers. MUST ALLOW 72 HOURS FOR SHOWINGS OF 2ND FLOOR. TENANT OCCUPIED.**

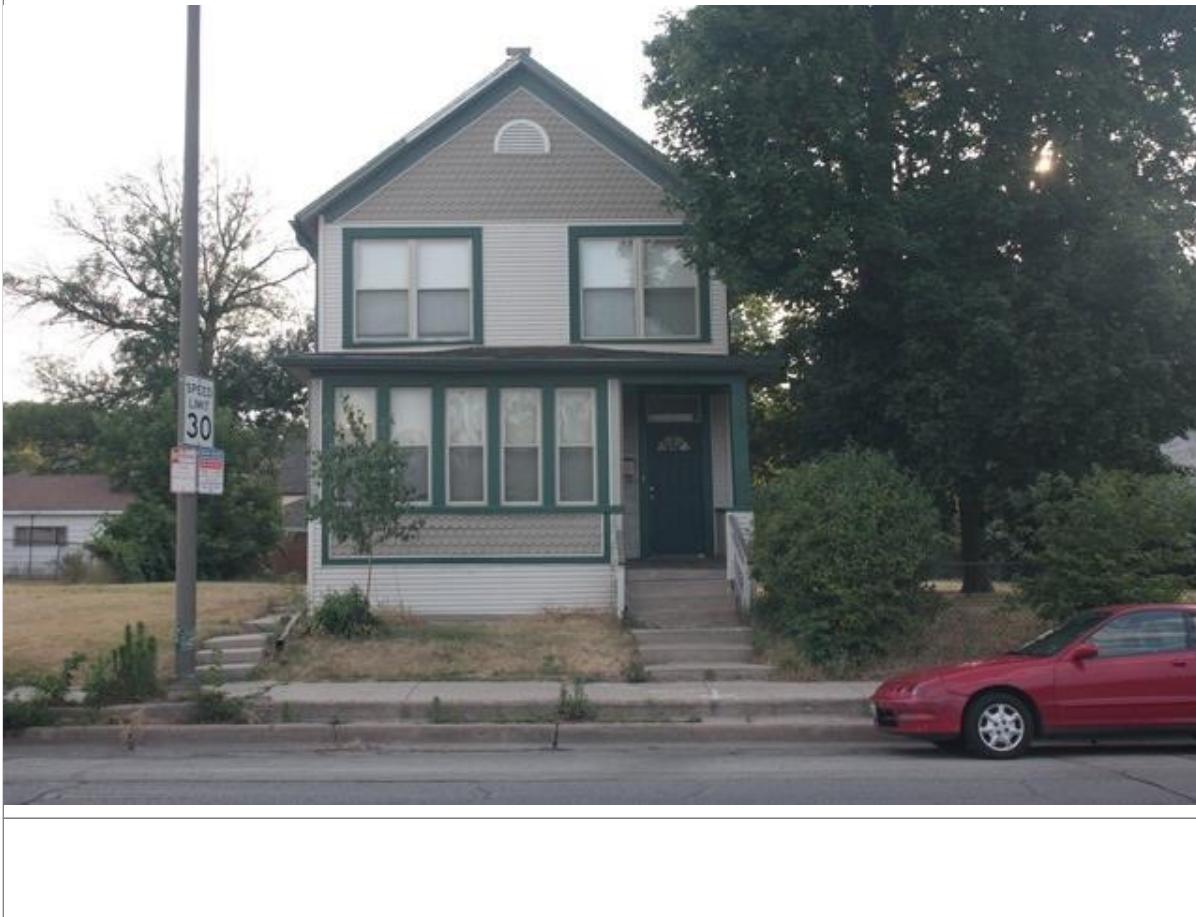
Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: Yes	Special Comp Info: None
Coop Comp: 2%-\$295 (on Gross SP)	Additional Sales Information: None	Expiration Date:
Showing Inst: 72 hours call LA 847-269-7073	Cont. to Show?:	Agent Notices:
Owner: OOR	Ph #:	Agent Owned/Interest: No
Broker: Realty Advisors Elite LLC (3913)	Ph #: (847) 423-6644	Team:
List Agent: Cherylette Hilton (38484)	Ph #: (847) 269-7073	Email: cheryletteh@yahoo.com, cheryletteh@gmail.com
Co-lister:	Ph #:	More Agent Contact Info:

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Prepared By: James J Frank | Keller Williams Preferred Rlty | Cell: (630) 212-8322 | Email: jfrankrealtor@gmail.com



Inspection Type	Exterior	Completion Date	08/09/2017
Street Address	1715 Emerson St	Borrower Name	WRIGHT
City	Evanston	State	IL
		Zip	60201

COMPARABLE LISTING 3



Completion Date	08/09/2017				
Inspection Type	Exterior				
Street Address	1715 Emerson St				
City	Evanston	State	IL	Zip	60201

Comparable Listing 3 - Page 1 of 1



Two to Four Units

Status: **ACTV**Area: **201**Address: **1926 Asbury Ave, Evanston, Illinois 60201**List Price: **\$410,000**Orig List Price: **\$415,000**

Sold Price:

Contingency:

Flag:

Directions: **BETWEEN EMERSON AND GREENBAY RD**

Sold by:

Closed:

Off Mkt:

Year Built: **1889**Dimensions: **25 X 150**Ownership: **Fee Simple**Corp Limits: **Evanston**List Dt Rec: **10/07/2016**

Contract:

Financing:

Blt Before 78: **Yes**List. Mkt Time: **303**

Concessions:

Contingency:

County: **Cook**

Model:

Parking: **Exterior Space(s)**# Spaces: **Ext:2**

Parking Incl.

In Price:

3 BR Unit: **Yes**Total Units: **2**Total Rooms: **11**Total Baths **2/0**

(Full/Half):

Basement: **Full, Walkout**Zoning: **Multi-Family**Waterfront: **No**Total Bedrooms: **6**Total Bathrooms: **2/0**

(Full/Half):

Basement: **Full, Walkout**Zoning: **Multi-Family**Waterfront: **No**

Remarks: Fabulous investment property close to Northwestern University! Recently updated and restored large two unit home features recently refinished gleaming hardwood floors, fresh paint, newer carpet, newer high end windows, beautiful sun room and graceful arched thresholds on first floor with three bedrooms, lofted three bedroom unit on second floor! Also features newer roof, newer a/c, electric & plumbing brought up to code, new water heater in 2015. Centrally located and close to transportation, schools and all that Evanston has to offer! This home can be converted into a single family, or would be great investment with positive cash flow!

School Data

Elementary: **(65)**Junior High: **(65)**High School: **(65)**

Other:

Tax Amount: **\$3,773.46**Tax Year: **2015**Exemptions: **Homeowner**Special Assessments: **No**Special Service Area: **No**

Financial Info

Total Rental Income: **\$36,000**Net Operating Income: **\$14,400**Gross Income: **\$36,000**Gross Expenses: **\$21,600**

Other Income:

Floor Level	Sq Ft.	Rooms	Bedrooms	Bathrooms	Master Bath	Sec Deposit	Rent	Lease Exp
Unit #1	1	6	3	1/0	None	1600	1600	09/17
Unit #2	2	5	3	1/0	None	1350	1350	03/18
Unit #3			/					
Unit #4			/					

Age: **100+ Years**

Garage Ownership:

Tenant Pays (1): **Electric**Type-Multi Unit: **2 Flat, 2 Story Unit/s**

Garage On Site:

Tenant Pays (2): **Electric**Style: **Victorian**

Garage Type:

Tenant Pays (3):

Const Opt:

Garage Details:

Tenant Pays (4):

General Info: **None**Parking Ownership: **Owned**Water: **Lake Michigan**Amenities: **Curbs/Gutters, Sidewalks, Street Lights**Parking On Site: **Yes**Sewer: **Sewer-Public**

Street Paved

Parking Details:

Heating: **Gas**Ext. Bldg. Type: **Aluminum Siding, Vinyl Siding, Frame**Appliances/Features (1): **Stove, Refrigerator, Microwave**

Equipment:

Lot Size: **Less Than .25 Acre**Appliances/Features (2): **Stove, Refrigerator, Microwave**

HERS Index Score:

Lot Desc:

Appliances/Features (3):

Green Disc:

Roof:

Appliances/Features (4):

Green Rating Srce:

Foundation:

Bath Amn:

Green Feats:

Ext Bas/Fnd:

Basement Details: **Unfinished**Possession: **Closing**

Ext Prop Feats:

Additional Rooms: **Sun/Florida Room**

Sale Terms:

Agent Remarks: This property sides to two vacant lots. One side is a single lot and the other side is a double lot. Both are owned by the same person who may also be interested in selling, making this a great potential property for developers looking to teardown and expand. Building does not have Washer/Dryer Hook Up currently, but may be possible to add to each individual unit-buyer would need to look into that further.

Internet Listing: Yes	Remarks on Internet?: Yes	Addr on Internet?: Yes
VOW AVM: Yes	VOW Comments/Reviews: No	Lock Box: None
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Special Comp Info: None
Coop Comp: 2.5% - \$250 (on Net SP)	Additional Sales Information: None	Expiration Date:
Showing Inst: 48 hour Notice Required- Please use showing assist.	Cont. to Show?:	Agent Notices:
Owner: Owner Of Record	Ph #: 630-697-8664	Agent Owned/Interest: No
Broker: Charles Rutenberg Realty of IL (2209)	Ph #: (630) 929-1100	Team:
List Agent: Neveen Michael, CSC (233895)	Ph #: (630) 697-8664	Email: neveenmichael@gmail.com
Co-lister:	Ph #:	More Agent Contact Info:

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Prepared By: James J Frank | Keller Williams Preferred Rlty | Cell: (630) 212-8322 | Email: jfrankrealtor@gmail.com



Completion Date	08/09/2017
Inspection Type	Exterior
Street Address	1715 Emerson St
City	Evanston
State	IL
Zip	60201

Single Line MLS - Page 1 of 1

MLS #	Stat	Street #	CP	Str Name	Sfx	Area	LP/SP	Tot # Units	BR1	BR2	BR3	BR4	PKN/#	Spaces	#	Parking Spaces
1	CLSD	1728		Darrow	Ave	201	\$147,300	2	1	2			S	2		
2	CLSD	2307		Foster	St	201	\$152,000	2	2	2			N			
3	CLSD	1818		Dodge	Ave	201	\$190,000	2	2	2			S	2		
4	CLSD	1618		Darrow	Ave	201	\$195,000	2	2	2			G			
5	CLSD	2112		Foster	St	201	\$220,000	2	2	3			S	2		
6	ACTV	1823		Darrow	Ave	201	\$225,000	2	1	1			S	3		
7	ACTV	1711		Dodge	Ave	201	\$240,000	2	2	3			G			
8	TEMP	1715		Emerson	St	201	\$250,000	2	2	2			G,S	2		
9	CLSD	1727		Lyons	St	201	\$253,500	2	2	4			N			
10	CLSD	2039		Brown	Ave	201	\$280,000	2	3	2			S	2		
11	RACT	1821		Hovland	Ct	201	\$300,000	2	4	4			N			
12	CLSD	2111		Emerson	St	201	\$315,900 (F)	3	2	2	1		G			
13	ACTV	2040		Darrow	St	201	\$359,900	2	2	2			G			
14	ACTV	1926		Asbury	Ave	201	\$410,000	2	3	3			S	2		
15	NEW	2111		Emerson	St	201	\$425,000	3	3	2	1		G			
16	NEW	1826		Grant	St	201	\$454,000	2	3	1			S	3		
17	CLSD	2110		Wesley	Ave	201	\$475,000	2	3	3			G			
18	ACTV	1834		Grant	St	201	\$479,000	2	3	1			S	3		
19	CLSD	1937		Wesley	Ave	201	\$497,500	3	3	3	2		G,S	1		
20	A/I	1916		Noyes	St	201	\$550,000	3	2	2	2		N			
21	ACTV	1827		Wesley	Ave	201	\$724,900	3	2	3	1		G			

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LC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

Prepared By: James J Frank | Keller Williams Preferred Rlty | Cell: (630) 212-8322 | Email: jfrankrealtor@gmail.com